



## **AGENDA**

### **PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY**

Regular Meeting No. 2018-02

February 7, 2018 – 7:00 P.M.

City Hall Council Chambers

#### **CALL TO ORDER:**

#### **PLEDGE OF ALLEGIANCE:**

#### **ROLL CALL:**

#### **ADOPTION OF MINUTES:**

1. Regular Meeting No. 2018-01; January 3, 2018

#### **ANNOUNCEMENTS:**

#### **OLD BUSINESS:**

1. CP-27-2017 – CITY OF PALM BAY  
**(WITHDRAWN)**

A small scale Comprehensive Plan Future Land Use Map amendment from Commercial Use to Industrial Use.

Lot 1, Block 4, Port Malabar Industrial Park Subdivision, Section 22, Township 28, Range 37, Brevard County, Florida, containing 1.84 acres, more or less. (Located at the southwest intersection of Palm Bay Road NE and Franklin Drive NE, specifically at 2144 and 2148 Palm Bay Road NE)

2. ♣CPZ-27-2017 – CITY OF PALM BAY  
**(WITHDRAWN)**

A zoning amendment from a CC, Community Commercial District to an LI, Light Industrial and Warehousing District.

Lot 1, Block 4, Port Malabar Industrial Park Subdivision, Section 22, Township 28, Range 37, Brevard County, Florida, containing 1.84 acres, more or less. (Located at the southwest intersection of Palm Bay Road NE and Franklin Drive NE, specifically at 2144 and 2148 Palm Bay Road NE)

3. ♣CU-1-2018 – SAMS L.P. COMPANY & SAMS II, LLC (BRIAN STEPHENS, REP.)

A conditional use to allow for a proposed liquid propane dispensary in an LI, Light Industrial and Warehousing District.

Tax Parcel 20, Section 14, Township 28, Range 37, Brevard County, Florida, containing 2.72 acres, more or less. (Located at the southeast intersection of Northview Street NE and Robert J. Conlan Boulevard NE)

**NEW BUSINESS:**

1. ♣V-4-2018 – ROBERT VELLECA

A variance request to allow a proposed shed to encroach 1.8 feet into the 8-foot side interior setback as established by Section 185.034(F)(7)(b), and to allow a proposed shed to encroach 1.5 feet into the 25-foot side corner setback as established by Section 185.034(F)(7)(c) of the Palm Bay Code of Ordinances.

Lot 7, Block 496, Port Malabar Unit 12, Section 7, Township 29, Range 37, Brevard County, Florida, containing .27 acres, more or less. (Located at the southwest corner of Aruba Avenue SE and Gage Street SE, specifically at 800 Aruba Avenue SE)

2. ♣V-5-2018 – WILLIAM MILTON

A variance request to allow a proposed shed to encroach 15.5 feet into the 25-foot side corner setback as established by Section 185.051(F)(7)(c), and to allow a proposed fence to encroach 5.5 feet into the 15-foot side corner setback as established by Section 170.114(A) of the Palm Bay Code of Ordinances.

Lot 28, Block 1524, Port Malabar Unit 31, Section 25, Township 29, Range 36, Brevard County, Florida, containing .27 acres, more or less. (Located at the northeast corner of Lachine Street SW and Harbison Avenue SW, specifically at 393 Lachine Street SW)

3. PS-1-2018 - PALM CITY INVESTMENTS F.H. (RONALD HENSON II, P.E., REP.)

Preliminary subdivision approval to allow for a proposed hybrid mixed-use development called Northshore at Palm Bay.

Tax Parcel 5 with Lot 1.01 of Valentine Estates Subdivision, Section 14, Township 28, Range 37, Brevard County, Florida, containing 24.61 acres, more or less. (Located in the vicinity of the southeast corner of Robert J. Conlan Boulevard NE and Northview Street NE)

**OTHER BUSINESS:**

**ADJOURNMENT:**

If an individual decides to appeal any decision made by the Planning and Zoning Board/Local Planning Agency with respect to any matter considered at this meeting, a record of the proceedings will be required and the individual will need to ensure that a verbatim transcript of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based (FS 286.0105). Such person must provide a method for recording the proceedings verbatim.

Any aggrieved or adversely affected person desiring to become a party in the quasi-judicial proceeding shall provide written notice to the city clerk which notice shall, at a minimum, set forth the aggrieved or affected person's name, address, and telephone number, indicate how the aggrieved or affected person qualifies as an aggrieved or affected person and indicate whether the aggrieved or affected person is in favor of or opposed to the requested quasi-judicial action. The required notice must be received by the clerk no later than five (5) business days at the close of business, which is 5 p.m., before the hearing. (§ 59.03, Palm Bay Code of Ordinances)

In accordance with the Americans with Disabilities Act, persons needing special accommodations for this meeting shall, at least 48 hours prior to the meeting, contact the Land Development Division at (321) 733-3042 or Florida Relay System at 711.

♣ Quasi-Judicial Proceeding.